

## \$225,000 - 41 2204 118 Street, Edmonton

MLS® #E4431698

**\$225,000**

3 Bedroom, 1.00 Bathroom, 1,042 sqft

Condo / Townhouse on 0.00 Acres

Skyrattler, Edmonton, AB

Ready to move in and enjoy. This 3 bedroom carriage home has the desirable feature of no upstairs unit, enjoy the quiet setting. Most amenities are close by, schools, medical services and transportation including Century Park LRT within blocks. The Kinsman arenas and Terwillegar Rec Center are both close by as well as walking trails. This complex has maintained a low condo fee even after updating the external parts of the complex in recent years. This is a great value.

Built in 1979

### Essential Information

MLS® #	E4431698
Price	\$225,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,042
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Carriage
Style	Bungalow
Status	Active

### Community Information



Address	41 2204 118 Street
Area	Edmonton
Subdivision	Skyrattler
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 5K2

### **Amenities**

Amenities	Parking-Visitor, Storage-In-Suite, Vinyl Windows
Parking	Stall

### **Interior**

Appliances	Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Landscaped, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 18th, 2025
Days on Market	4
Zoning	Zone 16
Condo Fee	\$287

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